COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

ENVIRONMENTAL COORDINATION SERVICES

Gina Langford, Coordinator

MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.

☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Hill Top Center	**Plus#** PCPA T20080204
Description: Project proposes the construction of a hotel, restaurant and retail center on a 7.5 acre hillside site that is comprised of three parcels.	
Location: West side of Bowman Road, west of Interstate 80, approximately 900 feet north of the Bowman Road/Luther Road intersection in the Bowman area of North Auburn, Placer County.	
Project Owner: Hilltop/Auburn Hospitality LLC, 6056 Sycamore Terrace, Pleasanton CA 94566	
Project Applicant: TLA Engineering & Planning, 1528 Eureka Road, Ste 100, Roseville CA 95661 (916) 786-0685	
County Contact Person: Michael Wells	530-745-3024

PUBLIC NOTICE

The comment period for this document closes on **September 11, 2008**. A copy of the Negative Declaration is available for public review at the County's web site (http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EnvDocs/NegDec.aspx), Community Development Resource Agency public counter, and at the Auburn Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3075 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

Recorder's Certification

FILED

AUG 12 2008

Jim McCauley
COUNTY CLERK OF PLACER COUNTY
BY _____ DEPUTY

08/12/2008
POSTED _____
through _____
JIM McCAULEY, COUNTY CLERK
By _____
Deputy Clerk

ATTACHMENT E

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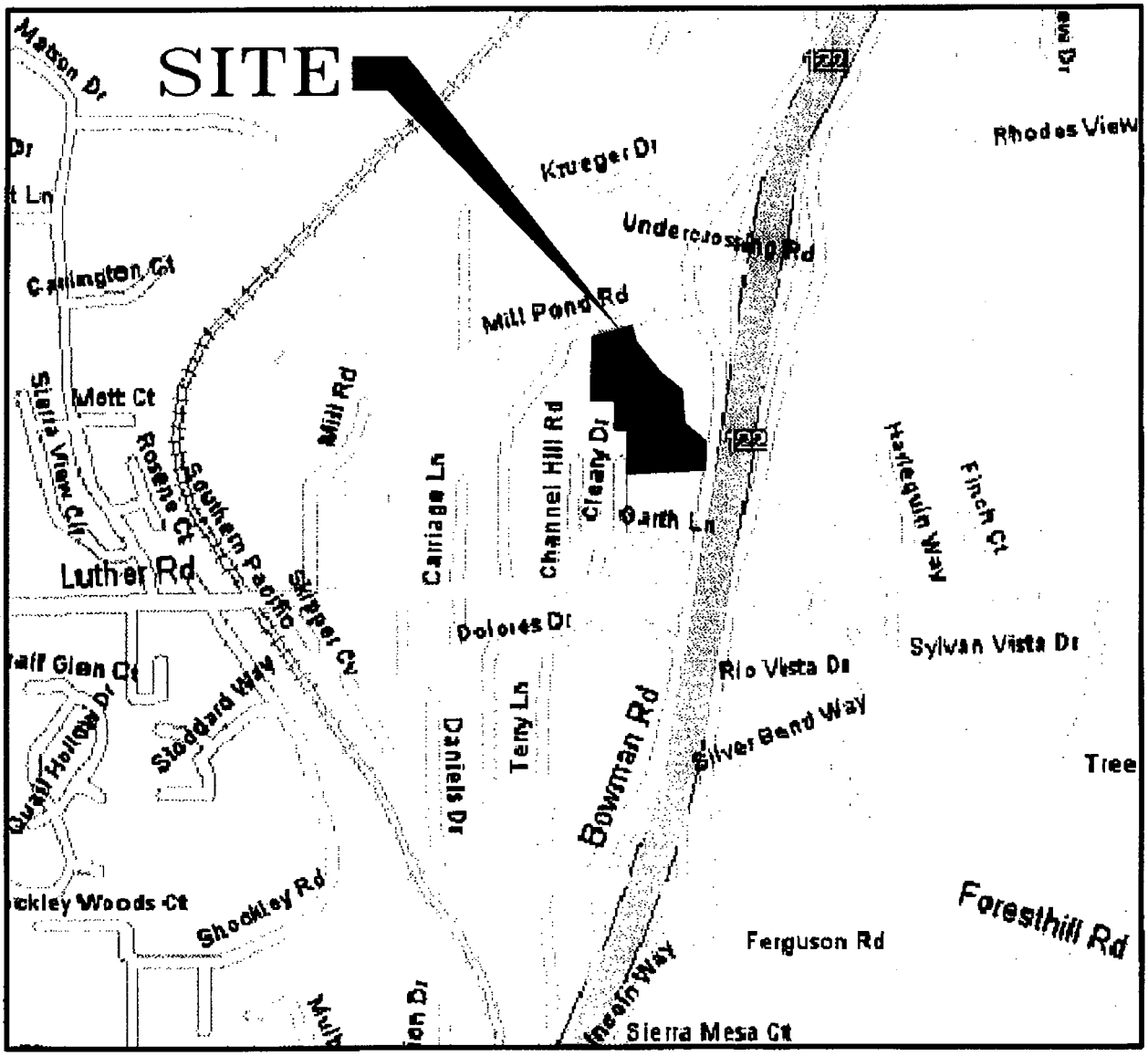
HILL TOP CENTER
PLACER COUNTY, CALIFORNIA
VICINITY MAP



N.T.S.

TLA
ENGINEERING & PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.786.0685

EXHIBIT

L:\1proj\13xx\1338\EXHIBIT\Vicinity.dwg TLA JOB#: 1338 DATE: JULY 10, 2008

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COUNTY OF PLACER
Community Development Resource Agency

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3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST (Revised)

The Initial Study & Checklist was posted for a 30-day public review from August 13, 2008 to September 11, 2008. Subsequent to the public posting period, a supplemental noise study was received which resulted in revising Mitigation Measure MM XI.2 herein.

These changes, made on September 24, 2008 do not affect the level of impacts discussed in the document. The above-mentioned mitigation measure is necessary but do not require reposting of the environmental document. The decision makers must acknowledge the same as part of their findings to approve the proposed project.

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: **Hill Top Center**	Plus# PCPA T20080204
Entitlements: Conditional Use Permit, Design Review	
Site Area: 7.5 acres	APN: 053-103-047, 048, 049
Location: West side of Bowman Road, west of Interstate 80 (I-80), approximately 900 feet north of the Bowman Road/Luther Road intersection in the Bowman area of North Auburn, Placer County	

Project Description:
The Hill Top Center project proposes the construction of a hotel, restaurant and retail center on a ± 7.5 acre hillside site that is comprised of three parcels (APNs 053-103-047, 048, 049). The specific improvements include:

1. Parcel A (053-103-047) - development on this northern parcel will include the construction of an emergency access roadway north and down the slope to Mill Pond Road, the construction of a detention basin and the establishment of a temporary soil stockpile area.
2. Parcel B (053-103-048) - the central parcel will be developed with a ± 75,610 square foot three-story hotel with a lobby area, hotel office and a small meeting room. A swimming pool and deck area will be constructed on the east side of the hotel building and 94 surface and 45 underground parking spaces will be installed.

3. Parcel C (053-103-049) - a two-story mixed-use structure will be constructed on the east side of this southern parcel that will consist of ± 6,000 square foot restaurant and ± 6,635 square feet of retail on the first level, a 15-suite hotel annex on the second floor and an underground and outdoor parking area for 106 vehicles. A ± 2,000 square foot restaurant with an outdoor seating area is proposed along the south property line of the parcel.

The construction of the project will require a significant amount of grading. Approximately 6.5 acres of the 7.5 acre site will be graded for building pads, parking and circulation areas and utilities, and soil cuts of up to 27 feet and fills of up to 16 feet are anticipated. Approximately 44,000 cubic feet of material will be excavated, 25,000 cubic yards of which will be either exported off-site or stockpiled on Parcel A. Three terraces will be created and retaining walls up to 17 feet in height will be installed between the parking areas. The site development activities will also result in a reduction in the oak woodland and grassland habitat on the site. Approximately 2.2 acres of the 2.5 acres of oak woodland will be removed as a result of these activities.

A driveway cut on Bowman Road will provide access to the different levels on the development site and a second emergency access will be constructed north from the top of the hill near the hotel to Mill Pond Road. The project will provide 245 parking spaces (60 underground spaces and 185 outdoor spaces) that will be installed in three parking areas.

For the most part, the proposed development will be constructed either on the side of or atop a small hill adjacent to Interstate 80 and will be visible from points along the Interstate 80 corridor. Although screening a three-story (46-foot high) hotel on a hilltop site is difficult, the project will utilize site topography and site vegetation along with significant plantings to reduce the visual impact of the development. A landscaping plan has been developed that includes installing significant numbers of native trees and shrubs that will provide partial screening of the development as the landscaping matures.

The following entitlements are required for this project:

- Conditional Use Permit
- Minor Boundary Line Adjustment
- Design Review
- Sign Permit

Project Site

The Hill Top Center project site is a ± 7.5 acre undeveloped property comprised of three parcels (APNs 053-103-047, 048 and 049) that are located west of Interstate 80 and Bowman Road and north of Luther Road in the Bowman area of North Auburn. Zoning on the site is HS Dc (Highway Service, Combining Design Review). The Auburn/Bowman Community Plan land use designation for the property is Commercial. Surrounding land uses include the Bowman Plaza commercial center located northeast of the site and residential properties north and west of the site. A Placer County Water Agency water storage tank occupies a parcel to the west. Two parcels lie between the south project boundary and Luther Road. A single residence occupies the parcel adjacent to the project; the second parcel to the south is undeveloped.

The project site is on a hilltop that slopes towards Mill Pond Road to the north and Garth Lane to the south. Ground elevations range from about 1,610 feet to 1,690 feet and the slope gradients range from 10-15 percent in the northern and southern areas of the site to 30 percent near the hilltop in the center of the site. A steep precipice runs along most of the length of the eastern boundary of the project property. Located just outside the project, this man-made feature is up to 60 feet in height, created by past hydraulic mining activities. The project site has been largely disturbed by past grading, mining, tree removal and off-road vehicle activities and there are several rutted dirt roadways and vehicle tracks that transect the site in various directions. The site has been, and continues to be, utilized as a campground for transients and as an unauthorized dump site.

Historically, the site probably supported a foothill woodland community with a mix of live oak, blue oak and black oak. As a result of the past activities described above, the biological resources currently found on the site consist of a mix of remnant foothill woodland (± 2.5 acres), annual grassland (± 1.5 acres) and ruderal (disturbed area) habitats (± 3.5 acres). The foothill woodland component is fragmented and is found in scattered patches on the site. The grassland areas are composed mostly of non-native weedy species; the disturbed areas (ruderal) support dense thickets of Scotch broom and French broom. Given the proximity of the site to existing development and the disturbed condition of a significant portion of the property, the project site provides a very limited habitat value for wildlife. There are no jurisdictional wetland areas on the site and no special status plant or animal species have been identified on the site.

The Hill Top Center site supports no archaeological resources and the known historic resources are associated with past mining activities on the adjacent parcels to the east.

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B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	(HS Dc) Highway Service, Combining Design Review	Commercial	Undeveloped
North	(RM DL15) Residential Multi-family, Density Limitation 15 dwelling units per acre	High Density Residential 10-15 dwelling units per acre	Bowman Mobile Home Park
South	Same as project site	Same as project site	Residential/Undeveloped
East	(HS Dc) Highway Service, Combining Design Review (O) Open Space	Commercial Open Space	Bowman Plaza commercial center, Interstate 80
West	(RS B20) Residential Single-family Combining Building Site 20,000 square feet minimum, (RS AG) Residential Single-family Combining Agriculture	Low Medium Density Residential 2-5 dwelling units per acre	Residential

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- Placer County General Plan EIR
- Auburn/Bowman Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

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a) A brief explanation is required for all answers including "No Impact" answers.

b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.

c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).

d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].

f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:

   - **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
   - **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
   - **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

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I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			X	
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion- Items I-1,2,3:
Interstate 80 is identified as a scenic corridor in the Auburn/Bowman Community Plan and policy language within this Plan states that new development along this scenic corridor "should be designed to minimize disturbance to significant hillside and ridgeline areas". Situated on a hilltop, the Hill Top Center project proposes constructing a hotel, retail and restaurant complex on three undeveloped parcels within this scenic corridor. As described, the three-story hotel building will be ± 46 feet in height and will be situated at the top of the hill and the two-story mixed use building will be constructed on the slope below the hotel. Both structures will be somewhat visible from the south and east and will be very visible from the north and northeast.

Although the development of the project represents an alteration of the current visual character of the area, the project has been designed to minimize disturbances to a challenging site, incorporating the existing topography and a portion of the existing vegetation into the development. In addition, the project proposes extensive plantings that, as they mature, will provide partial vegetative screening of the facility.

Architectural features such as articulation, varying height and a mix of colors and materials will be employed to add interest to the exterior of the hotel and retail buildings. Given the topography of the site, retaining walls will be installed between the different levels of the parking areas west of the hotel and retail development. Additional retaining walls will be installed at the parking areas along the western perimeter of the property. These walls will be up to 17 feet in height and will be finished in a "natural rock" façade treatment. Vegetation will be planted to reduce the visual effect of the retaining walls and the soundwall that will be constructed in the southern portion of the site.

The project is located in the Dc (Design Corridor) combining zoning district and Design Review will be required for the project. This process assesses and evaluates the architectural colors, materials and textures of all structures, exterior lighting, landscaping and irrigation, pedestrian and vehicle circulation, fences and walls, noise attenuation barriers, tree impacts and project entry features. Visual simulations prepared for the project will be utilized to assist in evaluating the scale of the project and the effectiveness of the landscaping proposed to ensure that potential visual and aesthetics impacts of the project will remain less than significant. No mitigation measures are required.

Discussion- Item I-4:
Project development will result in the installation of outdoor building and parking lot lighting that may create adverse light or glare impacts. As one of the issues to be addressed during the design review process, a photometric study of the parking area will be required and all outdoor lighting will be required to be shielded so as to prevent glare. No mitigation measures are required.

II. AGRICULTURAL RESOURCE – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- All Items:
The project site is not in an agricultural area and no agricultural uses are proposed.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	
5. Create objectionable odors affecting a substantial number of people? (APCD)			X	

Discussion- Item III-1:
The proposed project would result in emissions affecting the regional air quality. However, the proposed project is consistent with the zoning in Placer County General Plan and Auburn/Bowman Community Plan. The future emissions from the proposed project have been addressed in the Regional Air Quality Management Plan. Therefore, the project will not conflict or obstruct with the Sacramento Regional Air Quality Management Plan. No mitigation measures are required.

Discussion- Items III-2,3:
The proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate

matter standard. According to the analysis the project will result in an increase in regional and local emissions from construction and operation.

The project's related short and long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, landscape maintenance equipment, water heater and air conditioning energy use. Based on the analysis, the project related short-term construction emissions for NOx and ROG would be above the District thresholds without mitigation. Although the operational emissions are below the District's threshold, the project would result in a substantial contribution to cumulative air quality impacts.

The air quality impacts associated with the project would be less than significant when the following mitigation measures are implemented:

Mitigation Measures- Items III-2,3:

MM III.1 Construction

1. The applicant shall submit to the District and receive approval of a Construction Emission/Dust Control Plan prior to groundbreaking. This plan must address the minimum Administrative Requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm)
2. Construction equipment exhaust emissions shall not exceed District Rule 202 *Visible Emission* limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours
3. No open burning of removed vegetation during infrastructure improvements
4. Minimize idling time to five minutes for all diesel power equipment
5. An operational water truck shall be on-site at all times. Apply water to control dust as needed to prevent dust impacts off-site
6. Suspend all grading operations when fugitive dusts exceed *District Rule 228 Fugitive Dust* limitations. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance to Rule 228, Fugitive Dust. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time
7. The applicant shall include in contract language that earth-moving contractors shall not operate pre 1996 heavy-duty diesel equipment on forecast Spare The Air Days
8. Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less
9. Use low sulfur fuel for stationary construction equipment
10. Use low emission on-site stationary equipment
11. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators
12. Landscape with native drought-resistant species (plants, trees and bushes) to reduce the demand for gas powered landscape maintenance equipment
13. Use of low VOC coatings per District Rule 218 *Architectural Coatings*
14. Require development practices, which maximize energy conservation
15. Incorporate appropriate passive solar design and solar heaters
16. Prohibit any wood-burning appliance installation within the planning area
17. The project shall implement an off-site mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the project's long-term ozone precursor emissions. The applicant provides monetary incentives to sources of air pollutant emissions within the projects' general vicinity that are not required by law to reduce their emissions.

In lieu of the applicant implementing their own off-site mitigation program, the applicant can choose to participate in the Placer County Air Pollution District Offsite Mitigation Program by paying an equivalent amount of money into the District program. The actual amount of emission reductions needed through the Offsite Mitigation Program would be calculated when the project's average daily emissions have been determined. The amount of emissions would be reduced by any on-site measures implemented by the project.

Discussion- Items III-4,5:

The project's related short and long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, landscape maintenance equipment, water heater and air conditioning energy use. Because the proposed project related air quality impacts would be less than significant after implementation of the mitigation measures identified in Discussion Items III-2,3, the project will not expose sensitive receptors to substantial pollutant concentrations and will not create objectionable odors affecting a substantial number of people. Therefore, the impacts will be less than significant and no mitigation measures are required.

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IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)			X	
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Item IV-1:
The Biological Resource Assessment for the Bowman Hilltop Project, prepared by North Fork Associates in April 2007, provides information related to the special status species that could potentially utilize the site. This assessment also provides an evaluation of project site habitats for their potential to support these species. The following special status species have the potential to occur on-site:

Cooper's hawk and white-tailed kite (presence of suitable nesting/foraging habitat)
Big-scale balsam root and Brandegee's clarkia (presence of suitable habitat)

Raptors
Although neither the Cooper's hawk nor the white-tailed kite were observed during site surveys, the oak woodland and grassland areas of the site may potentially provide habitat for these species. The development of the Hill Top Center project will result in a reduction in woodland habitat and this reduction may adversely impact nesting and foraging opportunities for those raptor species that might utilize the woodlands on the site. A pre-construction survey for raptor nesting sites will be required.

Special Status Plants
Big-scale balsam root was not found to be present on the property during the March 2007 biological site assessment. From historical records, the balsam root is know to occur in Placer County, but it has not been found during plant surveys in western Placer County conducted in the last 15 to 20 years. Clarkia, however, is known from a number of

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records in the western part of the County and Clarkia plants were observed during the site assessment. The plants were too immature at the time to positively identify the species at the time of the survey so plant specimens were taken to the lab at North Fork Associates. Under microscopic investigation, the plants were determined to be *Clarkia unguiculata*, a common and widespread species, and not *Clarkia biloba*, a species of concern.

Mitigation Measures- Item IV-1:
MM IV.1 Prior to any grading or tree removal activities during the raptor nesting season (March 1-September 1), a focused survey for raptor nests shall be conducted by a qualified biologist and a report summarizing the survey shall be provided to Placer County and the California Department of Fish and Game within 30 days of the completed survey. If an active raptor nest is identified, appropriate mitigation measures shall be developed and implemented in consultation with California Department of Fish and Game. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the California Department of Fish and Game). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and no new nests have been identified. With the implementation of this mitigation measure, impacts to special status species will be less than significant.

Discussion- Item IV-2:
As a result of past grading, mining, tree removal and off-road vehicle activities, only remnants of a larger oak woodland exist on the site and the biological value of these woodlands and associated grasslands have been reduced so that they provide only limited food sources, nesting site and places for escape and thermal cover. The development of the site will not result in a reduction in wildlife habitat and development activities will not completely eliminate a plant or animal community, will not cause a fish or wildlife population to drop below sustaining levels and will not restrict the range of endangered, rare or threatened species. No mitigation measures are required.

Discussion- Item IV-3:
The development of the Hill Top Center project will result in the conversion approximately 2.2 acres of the 2.5 acres of oak woodlands on the site. Based upon the plans submitted, a number of the oaks on the project site will either be impacted through the removal of the trees or as a result of site development activities within the dripline (e.g. the grading and trenching required for the installation of roadways and utilities, the construction of the residences and residential accessory facilities).

Effective January 1, 2005, Senate Bill 1334 established Public Resources Code Section 21083.4, the state's first oak woodlands conservation standards for CEQA. This new law creates two requirements for counties: 1) counties must determine whether or not a project that results in the conversion of oak woodlands will have a significant effect; and 2) if there may be a significant effect, counties must employ one or more of the following mitigation measures:

- Conserving oaks through the use of conservation easements
- Planting and maintaining an appropriate number of trees either on-site or in restoration of a former oak woodlands (tree planting is limited to half the mitigation requirement)
- Contributing funds to the Oak Woodlands Conservation Fund for the purpose of purchasing conservation easements or
- Other mitigation measures developed by the County

The County has determined that implementation of the following measures, either singularly or in combination, will provide mitigation consistent with the requirements of CEQA Section 21083.4:

- Submit payment of fees for oak woodland conservation at a 1:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance-Replacement Programs and Penalties. These fees shall be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity
- Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio
- Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement
- Plant and maintain an appropriate number of trees in restoration of an approved former oak woodland (tree planting is limited to half the mitigation requirement)
- Single trunk trees within the project impact area that are greater than 24 inches diameter at breast height shall be mitigated for at an inch for inch basis. Multi-stemmed trees with trunks less than 12 inches diameter at breast height shall not be included in this calculation

The reduction in habitat associated with the development activities on this site represents an adverse effect on the environment and the Placer County Tree Preservation Ordinance and CEQA Section 21083.4 requires mitigation for this loss.

Mitigation Measures- Item IV-3:
MM IV.2 The reduction in habitat associated with the development activities on this site represents an adverse effect on the environment and the Placer County Tree Preservation Ordinance and CEQA Section 21083.4 requires mitigation for this loss.

The applicant shall mitigate for the loss of oak woodlands through the following, subject to Planning Department approval, consistent with the requirements of CEQA Section 21083.4:

- Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance-Replacement Programs and Penalties. These fees shall be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity. At the present time, the mitigation fee is $52,800 (2.2 acres of impacted oak woodland at $24,000 per acre for each acre of woodland converted).
- Single trunk trees within the project impact area that are greater than 24 inches diameter at breast height shall be mitigated for at an inch for inch basis, at a rate of $100 per diameter inch. The fees for the removal of one (1) large oak, with a total of 30 diameter inches, will be $3,000.

Discussion- Item IV-4:
There are no sensitive natural communities on the project site identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Discussion- Item IV-5:
There are no jurisdictional waters on the development site.

Discussion- Item IV-6:
The development of the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Discussion- Item IV-7:
Site development activities will result in the conversion 2.2 acres of the 2.5 acres of oak woodland on the site to commercial use. The woodland that is found on the project site, as well as the individual larger trees within this woodland, are protected by a variety of State and local ordinances and policies, including the Placer County Tree Preservation Ordinance and the CEQA Oak Woodlands Conservation Law (Senate Bill 1334).

The proposed project is located within Area 1 of the Placer County Tree Ordinance and is therefore, required to mitigate for the loss of trees on-site through replacement, revegetation or payment of in lieu fees to be deposited into the County Tree Preservation Fund. Implementation of the mitigation measures outlined in MM IV.2 will prevent conflicts with policies or ordinances. No mitigation measures are required.

Discussion- Item IV-8:
The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plans.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	

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3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)			X	

Discussion- Items V-1,2,3:
Peter M. Jensen, PhD, prepared cultural resources assessment of the project (Bowman Hilltop Hotel Project Area, 7.51.acres, Auburn, Placer County, March 3, 2008). Based upon a records search of previous archaeological studies and a pedestrian survey conducted in February 2008, Jensen concluded that there are no known significant historic, prehistoric or paleontological resources on the project site.

Although an impact is not anticipated to occur given the above findings, project construction always has a risk of accidental discovery of unknown resources. As a part of all projects approved by Placer County the following shall be incorporated into the standard conditions of approval:

"If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site." No mitigation measures are required.

Discussion- Item V-4
The proposed project does not have the potential to cause a physical change, which would affect known unique ethnic cultural values.

Discussion- Item V-5:
The proposed project will not restrict known existing religious or sacred uses within the potential impact area.

Discussion- Item V-6:
The proposed project will not disturb any known human remains, including those interred outside of formal cemeteries. Although an impact is not anticipated to occur, project construction always has a risk of accidental discovery of unknown resources. As a part of all projects approved by Placer County the following shall be incorporated into the standard conditions of approval:

"If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site." No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)		X		
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,2:
The project proposal would result in the disturbance of approximately 6.5 acres of the currently undeveloped 7.5 acre site for the construction of a hotel, restaurant and mixed retail in three separate structures. The total area of grading disturbance is 6.06 acres on-site and up to 0.4 acres off-site. Parking lots and circulation areas will be constructed with the project, as well as improvements to Bowman Road along the project frontage and off-site to the north and south.

Grading activities are associated with the installation of the buildings and parking areas, retaining walls, roadway improvements, and underground utilities. To construct the proposed improvements, potentially significant disruption of soils could occur, including excavation/compaction for roadways, building pads and various utilities. The project grading is expected to move a total of approximately 44,000 cubic yards, 25,000 of which will be exported off-site. These 25,000 cubic yards of material may be stockpiled on Parcel A. The project proposes soil cuts of up to approximately 27 feet and fills of up to approximately 16 feet maximum with all resulting finished grades to be no steeper than 2:1 at locations identified on the preliminary grading plan. Retaining walls up to 17 feet are proposed.

To construct the improvements proposed, potentially significant disruption of soils on site could occur. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, and compaction of the soil will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-1,2:
MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the Engineering and Surveying Department for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping

and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction cost shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Design Review Committee review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the Engineering and Surveying Department prior to acceptance of site improvements by the County.

MM VI.2 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans/Grading Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans/Grading Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Design Review Committee. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department.

Submit to the Engineering and Surveying Department a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan/Grading Plans approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans/Grading Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the Design Review Committee/Engineering and Surveying Department for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Design Review Committee/Engineering and Surveying Department to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

MM VI.3 Submit to the Engineering and Surveying Department, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

A) Road, pavement, and parking area design
B) Structural foundations, including retaining wall design (if applicable)
C) Grading practices
D) Erosion/winterization
E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
F) Slope stability

Once approved by the Engineering and Surveying Department, two copies of the final report shall be provided to the Engineering and Surveying Department and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required prior to issuance of Building Permits. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

MM VI.4 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans/Grading Plans and located as far as practical from existing dwellings and protected resources in the area.

Discussion- Item VI-3:

The project proposes soil cuts of up to approximately 27 feet and fills of up to approximately 16 feet maximum with retaining walls up to 17 feet in height, as identified on the preliminary grading plan and Exhibit 4 dated June 20, 2008 (TLA).To construct the improvements proposed, substantial change in topography or ground surface relief features

could occur. The proposed project's impacts associated with topography and relief features will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-3:
Refer to text in MM VI.1
Refer to text in MM VI.2
Refer to text in MM VI.3

Discussion- Item VI-4:
There are no identified unique geologic or physical features at this site that could be destroyed, covered or modified.

Discussion- Items VI-5,6:
The project proposal would result in the construction of three buildings, associated parking areas, and Bowman Road frontage improvements. The disruption of soils on this primarily undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the shaping of building pads, grading for parking areas, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the site. The proposed project's impacts associated with deposition or soil erosion or changes in siltation will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:
Refer to text in MM VI.1
Refer to text in MM VI.2
Refer to text in MM VI.3
Refer to text in MM VI.4

MM VI.5 Water quality Best Management Practices, shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department).

Construction (temporary) Best Management Practices for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, and concrete washout areas.

MM VI.6 Projects with ground disturbance exceeding one acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion- Item VI-7:
The site is located within Seismic Zone 3 on the California Building Code Seismic Zone Map. According to the Preliminary Geotechnical Report by Earthtech, Ltd., dated March 7, 2008, no active faults are shown trending beneath the project site. The site may experience moderate ground shaking caused by earthquakes occurring along off-site faults. Since the structures are required to be constructed according to the current edition of the California Building Code, which includes seismic design criteria, the likelihood of severe damage due to ground shaking should be minimal. The exposure of people or property to seismic impacts related to this hotel, restaurant and mixed-use retail facility is less than significant. No mitigation measures are required.

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Discussion- Item VI-8:
The Preliminary Geotechnical Report by Earthtech, Ltd., dated March 7, 2008, states that no landslides, slumps or other indications of gross slope instabilities were observed on-site. Natural slopes in the proposed construction area are stable, with the exception of an area of the top of slope on the eastern side where erosion may need further investigation once finished grades are determined.

According to the Phase 1 Environmental Site Assessment by Earthtec, dated July 1, 2004, hydraulic mining has occurred to the east and in the immediate vicinity of the project site. No significant evidence that it occurred on the actual project site has been discovered. However, should evidence of mine shafts be discovered during construction, the applicant shall consult with a qualified geotechnical engineer to develop a plan to have it abandoned. The projects impacts associated with exposure of people or property to geologic and geomorphological hazards, as well as geological units/soils that are unstable can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures- Item VI-8:
Refer to text in MM VI.3

Discussion- Item VI-9:
According to the Preliminary Geotechnical Report by Earthtech, Ltd., dated March 7, 2008, tests show that on-site soil is considered to have low potential for volume changes with changes in moisture content. The report concludes that the bedrock is non-expansive as well.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)			X	

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Discussion- Items VII-1,2:
Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including California Occupational Safety and Health Administration requirements and manufacture's instructions. The proposed project does not pose a risk of accident or upset conditions involving the release of hazardous materials. Therefore, the impacts associated with the handling, use, disposal, or release of hazardous materials is less than significant. No mitigation measures are required.

Discussion- Item VII-3:
Based on the project analysis, the related project hazardous materials such as diesel particulate matter or other air toxics from the related construction activities would be minor. In addition, there is no existing or proposed school within one quarter mile. Therefore, the impact will be less than significant and no mitigation measures are required.

Discussion- Items VII-4,9:
The project will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase 1 Environmental Site Assessment by Earthtec, Ltd., (July 1, 2004) was conducted for the project site. The project site did not contain any hazards according to the Environmental Site Assessment. However, the property located adjacent to the project site was once the site of several drift gold mines and a hydraulic mining operation. When the adjacent property was developed, the drift gold mines were filled with 286 cubic yards of concrete in 1989. Some of the tailings from the hydraulic mining operation appeared to have been deposited on the project site.

Environmental Health Services was concerned that some of the tailings were mixed in with soil on northern portion of the proponent's project site facing Mill Pond Road. This area of the project has terraced flat areas which have been graded and showed limited plant growth. A Phase 2 Limited Soil Sampling by Earthtec, Ltd., (May 30, 2008) was conducted which showed that the two constituents of concern, mercury and arsenic, were found to be below regulatory levels for the California Human Health Screening Levels. Thus, the project site does not expose people to existing sources of potential health hazards and would not create a significant hazard to the public or the environment. This impact is less than significant and no mitigation measures are required.

Discussion- Item VII-5:
The project is located outside the Compatibility Zones for the Auburn Municipal Airport, as mapped in the 2005 Placer County Airport Land Use Compatibility Plan.

Discussion- Item VII-6:
The project is not within the vicinity of a private airstrip.

Discussion- Item VII-7:
The site does not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Discussion- Item VII-8:
The project's underground detention structures have the potential to provide a breeding ground for mosquitoes. The project proponent has stated during environmental review that they will follow the Placer Mosquito Abatement District design guidelines for underground detention structures. The underground detention structures will be designed to retain storm water for less than 72 hours which prevents the harborage of mosquitoes. As the storm water detention basin will be designed to drain in less than 72 hours, the impact is less than significant. No mitigation measures are required.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X

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2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)				X
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)			X	
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)			X	

Discussion- Item VIII-1:
The project will not violate any potable water quality standards as it will be utilizing public water service from Placer County Water Agency.

Discussion- Items VIII-2,11:
The project proposes the use of public treated surface water supplies, so there are no direct impacts to groundwater quantity or direction due to well withdrawals. However, the introduction of commercial uses and impervious surfaces can have indirect groundwater recharge capability impacts in some areas. The soil types in the project area are not conducive to recharge, except perhaps along major drainage ways. As this project does not involve disturbance of major drainage ways, impacts related to groundwater recharge are less than significant. No mitigation measures are required.

Discussion- Item VIII-3:
A preliminary drainage report was prepared by TLA Engineering & Planning, Inc. (dated April 4, 2008). Currently, the ± 7 acre site drains to two watersheds: one is east to the American River watershed and the other is northwest and southwest to the Bowman Area west watershed. Although the project does propose minor changes to the drainage pattern of the site, there is no change to the shed area as a result of this project. The improvements proposed do not substantially alter the drainage pattern of the area or site. Therefore this is a less than significant impact. No mitigation measures are required.

Discussion- Item VIII-4:
The preliminary drainage report prepared by TLA Engineering & Planning, Inc. (dated April 4, 2008) shows that, with the proposed mitigation measures, post project peak flows can be constrained an attenuated to pre-project or less conditions at existing downstream culvert locations, except at location B where there is a small increase only

under a 10 year storm event. The proposed underground detention structures can reduce the increase in storm water peak flows from this development so that downstream properties will not be adversely affected. However, the project site is not in an area where on-site detention is required, and detention is only necessary if the final drainage report shows downstream impacts/constraints. Impacts associated with increases in runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-4:
Refer to text in MM VI.1
Refer to text in MM VI.2

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

Discussion- Item VIII-5:
According to the preliminary drainage report prepared by TLA Engineering & Planning, Inc. (dated April 4, 2008) approximate 4.11 of the ±7 acre site will be covered with impervious surfaces, including structures and pavement. Potential water quality impacts are present both during project construction and post-project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as parking lot runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. The proposed project's impacts associated with water quality degradation will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-5:
Refer to text in MM VI.1
Refer to text in MM VI.2
Refer to text in MM VI.5
Refer to text in MM VI.5
Refer to text in MM VIII.1

MM VIII.2 Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department. Best Management Practices shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) Best Management Practices for the project includes, but is not limited to: underground storm water treatment vaults, rock outlets and level spreaders.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All Best Management Practices shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to Engineering and Surveying Department upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the Engineering and Surveying Department upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

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MM VIII.3 All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

MM VIII.4 Provide an Irrevocable Offer of Dedication on the Improvement Plans to the satisfaction of the Engineering and Surveying Department and Design Review Committee for easements as required for access to, and protection and maintenance of post-construction water quality enhancement facilities (Best Management Practices). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

Discussion- Item VIII-6:
The project will not otherwise substantially degrade surface or groundwater quality.

Discussion- Items VIII-7,12:
The project is not likely to substantially degrade groundwater quality. There will be standard stormwater best management practices in place to prevent the excessive siltation of water leaving the site and to prevent erosion of the site from stormwater runoff. Additionally, the site is not likely to affect the watershed of important surface water sources downstream from the project. The site will have a significant amount of impervious surfaces, but will incorporate standard best management practices such as an underground stormwater detention vault and other management practices as detailed in MM.VIII.2. Thus, the impacts relating to groundwater quality and to affect the watershed of important surface water resources is less than significant. No mitigation measures are required.

Discussion- Items VIII-8,9,10:
The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency. No improvements are proposed within a 100-year flood hazard area and no flood flows would be impeded or redirected. The project location is elevated well above areas that are subject to flooding, and therefore there are no impacts due to exposing people or structures to a significant risk or loss, injury, or death, including flooding as a result or failure of a levee or dam.

Discussion- Item VIII-12:
According to the preliminary drainage report prepared by TLA Engineering & Planning, Inc. (dated April 4, 2008), the project is located on top of a hill that drains to two watersheds: one is east to the American River watershed; the other is northwest and southwest to the Bowman Area west watershed. The improvements proposed do not substantially impact an important surface water resource, therefore this is a less than significant impact. The watershed of an important surface water resource will not be impacted as a result of this project. No mitigation measures are required.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X

6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Item IX-1:
The proposed project will not physically divide an established community.

Discussion- Item IX-2:
The project site is within the boundaries of the Auburn/Bowman Community Plan (adopted June 1994). As discussed in Section B, Environmental Setting, the Plan land use designation for this site is Commercial. The retail, hotel and restaurant uses proposed on the site are, therefore, consistent with Community Plan goals and policies. The consistency of the proposed uses also applies to the Highway Service (HS) zoning on the site.

Discussion- Item IX-3:
The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects.

Discussion- Item IX-4:
The project is within a commercial corridor that parallels Interstate 80 to the east and west of the site is an area of small-lot residential development. Although the development is adjacent to an existing commercial area and is not out of context with the neighborhood, the residential areas may experience some conflicts created by the proposed development. These impacts are in relation to noise and traffic and are expected to minimal in nature.

Implementation of measures identified in the noise section and transportation section will ensure that any land use conflicts will be less than significant. No mitigation measures are required.

Discussion- Item IX-5:
The proposed project will not affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses).

Discussion- Item IX-6:
The proposed project will not disrupt or divide the physical arrangement of an established community.

Discussion- Item IX-7:
The project will change the present land use from an undeveloped lot to a commercial use. However, since the current lot serves as a dumping ground and is predominately disturbed from past mining activities, the changes in land use will not have a significant impact. The project will not alter the planned land uses of the site as the development is consistent with the land use designation.

Discussion- Item IX-8:
The proposed project will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X

2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- Item X-1:
As described in the Background section, there is evidence of past mining activity both on the site and in the vicinity of the site. The mining is historic in nature, however, and the development of the project will not result in the loss of availability of a known mineral resource.

Discussion- Item X-2:
The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		X		
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Item XI-1:
An acoustical analysis was conducted by J.C. Brennan & Associates Inc., on April 4, 2008 which presents existing and future predicted (year 2028) noise levels on the project site. This site is adjacent to Interstate 80 and the noise generated by traffic on this corridor represents a potentially significant source of noise. The Auburn/Bowman Community Plan allows for properties with transportation noise impacts from the Interstate 80 corridor to use a 70 dB Ldn/CNEL maximum noise exposure for transportation noise sources. The noise analysis that was prepared predicted exterior noise levels ranging from 66 to 76 dB Ldn at specific areas on the developed site. The following mitigation measures will be implemented to prevent significant impacts from occurring as a result of the adjacent noise sources.

Mitigation Measures- Item XI-1:
MM XI.1 In order to mitigate the impacts of these noise impacts on this project and to achieve compliance with the Auburn Bowman Community Plan and County General Plan Noise Element standards, the following measures will be implemented:

1. A six foot tall noise barrier will be constructed around the swimming pool area.
2. All second and third story windows of the hotel on Lot B will be fitted with windows having a maximum sound transmission class (STC) rating of 35 on the south and east facades. Packaged Thermal Air-Conditioning units (PTAC) should have a minimum STC rating of 30.
3. A detailed analysis of interior noise levels for the Mixed-Use structure will be conducted when building plans are available. The analysis will indicate measures necessary to comply with the County's 45 dB Ldn interior noise level standard.

Discussion- Item XI-2:
Parking lot activity and circulation noise levels are predicted to exceed the Auburn/Bowman Community Plan daytime noise standard of 50 dB Leq. Additionally, nighttime parking lot movements are predicted to exceed the County's 65 dB Lmax exterior noise level standard at the nearest residential uses.

On September 19, 2008, a supplemental noise analysis was prepared to focus on the potential project noise impacts at the second floor balcony of a home that adjoins the project site (England residence). As there are no noise standards in place for second floor decks and balconies, the noise study examined the incremental increase in noise levels that could be expected from the operations of the project. The analysis found that there will be an increase in ambient noise during the peak hours that the increase was not significant and that "adverse reactions to noise" could be minimized by increasing the height of the noise 7-foot barrier to up to 14 feet in height.

The following mitigation measure will prevent significant noise impacts from occurring to adjacent residential uses.

Mitigation Measures- Item XI-2:
MM XI.2 Prior to the paving of the parking and circulation areas on the site, construct a noise barrier between the project and the residential parcels that adjoin the project at the southwest portion of the site (APN 053-103-011, 022 and 025) that provides the required noise attenuation that is identified in the noise analysis for the project. The noise barrier shall be a minimum of seven (7) feet in height between the development site and parcels 053-103-011 and 022 and 14 feet in height, or an alternate height as determined by subsequent noise analysis, between the development site and parcel 053-103-025 and shall be constructed either along the west property line or within the area between the property line and the parking facility, Extensive landscaping of the wall is required and the landscape plan of this area of the site will be included in the Design Review of the project. The noise barrier, including cross section views of relationship to building pad elevations, shall be shown on the Improvement Plans, Prior to the issuance of the Certificate of Occupancy of the hotel building, a second noise barrier, six (6) feet in height, shall be constructed around the swimming pool area and shall provide the required noise attenuation that is identified in the noise analysis for the project. The cross-section views of this noise barrier shall be shown on the Building Plans. The project shall conform to the Noise Element of the Auburn/Bowman Community Plan and the environmental document.

Discussion- Item XI-3:
Noise from construction activities may noticeably increase noise levels above existing ambient noise levels. Construction activities are exempt from the provisions of the Noise Ordinance as they are temporary in nature. However, the project is required to adhere to limited working hours as indicated below:

- Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- Saturdays, 8:00 am to 6:00 pm

In addition, a temporary sign shall be located throughout the project (4' x 4'), as determined by the Design Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans.

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a structure under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. No mitigation measures are required.

Discussion- Item XI-4:
The project does not lie within an airport land use plan.

Discussion- Item XI-5:
The project does not lie with the vicinity of a private airstrip.

XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Item XII-1:
The Auburn/Bowman Community Plan identifies this site for commercial use. As the project is consistent with this Plan designation, it will not introduce population growth. No mitigation measures are required.

Discussion- Item XII-2:
The proposed project will not displace housing.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)			X	
2. Sheriff protection? (EHS, ESD, PLN)			X	
3. Schools? (EHS, ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)			X	
5. Other governmental services? (EHS, ESD, PLN)			X	

Discussion- All Items:
The Placer County Fire Department provides fire protection services to the project area; the Placer County Sheriff's Department provides police protection services to the project area; the Placer County Department of Public Works is responsible for maintaining County roads; schools serving the site include Auburn Elementary and Placer Union High School.

The project fronts Bowman Road, a county maintained road. The project includes the construction of a driveway, widening and striping of Bowman Road, including a left-turn pocket (striping only), within the County right of way. These improvements will be constructed to Placer County standards and will have a minimal impact on existing County maintenance. Therefore, the project's impacts to the maintenance of public facilities are less than significant. No mitigation measures are required.

As the proposed project is consistent with the underlying land use designations, the project development will result in a negligible additional demand on the need for these public services. As is required for all new projects, "Will Serve" letters will be required from these public service providers. The incremental increase in demand for these services will not result in significant impacts. No mitigation measures are required.

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion- Item XIV-1:
Although the development may provide the opportunity for travelers to use existing recreational facilities, the anticipated usage will be negligible. No mitigation measures are required.

Discussion- Item XIV-2:
The project does not include the development of recreational facilities other than the pool. The proposed pool will be analyzed as part of the project and will not impact existing facilities.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)			X	
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

Discussion- Item XV-1:
This project site has frontage on Bowman Road, a county road, and proposes to construct hotel, restaurant and mixed-use buildings where none existed before. The proposed project creates site-specific impacts on local

transportation systems. The applicant had provided a Traffic Impact Analysis prepared by KD Anderson & Associates, Inc. dated June 16, 2008. The Analysis projects that the proposed project will result in approximately 2,888 additional daily vehicle trips with 231 trips occurring in the am peak hour and 231 in the pm peak hour. The additional traffic will increase the volume along Bowman Road and through the intersections along routes to this site. However, the addition of project traffic will not change the operating Level of Service at any study area intersection, and minimum County and Caltrans Level of Service standards will continue to be met.

Development of this project will increase traffic volumes on area roadways, contributing towards a cumulative impact on the transportation system. The cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program. This project is subject to this code and, therefore, required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. The fee program includes roadway and intersection improvements necessary to mitigate the impacts of the increased traffic volumes. Payment of Traffic Fees ensures that the development pays for its fair share of necessary improvements. Additionally, the Traffic Impact Analysis states that the addition of project trips would result in satisfaction of peak hour signal warrants during both the am and pm peak hour for the intersection of Bowman Road and Bowman Road Undercrossing. This intersection is currently stop sign controlled. The installation of a traffic signal is not in the current Capital Improvement Program previously mentioned. Therefore, the project proposes a fair share contribution towards the cost of a future signal to mitigate this impact.

With the payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements and the fair share contribution for the projects impact to the Bowman Road/Bowman Undercrossing intersection, the traffic impacts are less than significant.

Mitigation Measures- Item XV-1:

MM XV.1 The project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn/Bowman Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County Department of Public Works prior to issuance of any Building Permits for the project:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
Current fees are estimated as follows:

Hotel = $4,590/DUE x 146 units x 0.531 DUEs/unit = $355,844
Restaurant = $4,590/DUE x 2.0 ksf x 2.929 DUEs/ksf = $26,888
Retail = $4,590/DUE x 35.124 ksf x 1.507 DUEs/ksf = $242,957
Total = $625,689

The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

MM XV.2 The project will be subject to payment of a fair share fee to Department of Public Works for 29% of the estimated cost of constructing a signal at the Bowman Road/Bowman Undercrossing intersection. The fee shall be paid prior to the approval of the Improvement Plans.

Discussion- Item XV-2:

According to the Traffic Impact Analysis prepared by KD Anderson & Associates, Inc. dated June 16, 2008, the addition of project traffic will not change the operating Level of Service at any study area intersection, and minimum County and Caltrans Level of Service standards will continue to be met. The proposed project's impacts associated with levels of service are less than significant. No mitigation measures are required.

Discussion- Item XV-3:

The project's proposed access was analyzed to determine whether it would meet stopping sight distance and corner sight distance standards. Striping of a northbound left turn lane is proposed and provides a significant improvement to safety at the project entrance. No additional pavement will be required for the striping of this left turn pocket. The creation of this hotel, restaurant and mixed-use project on the property will not increase impacts to vehicle safety due to roadway design features or incompatible uses.

Discussion- Item XV-4:

The project will not create insufficient emergency access or access to nearby uses.

Discussion- Item XV-5:
The project will provide 245 parking spaces (60 underground spaces and 185 outdoor spaces) that will be installed in three parking areas. The proposed parking is consistent with the parking requirements for a hotel, retail and restaurant development. No mitigation measures are required.

Discussion- Item XV-6:
The proposed project will not cause hazards or barriers to pedestrians or bicyclists.

Discussion- Item XV-7:
The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XV-8:
The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)		X		
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)		X		
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)		X		
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion- Items XVI-1,2,6:
The project will add wastewater flow equivalent of approximately 57.6 equivalent dwelling units to the wastewater conveyance and treatment systems. According to the Sewer Capacity Study prepared by TLA Engineering & Planning, Inc, the peak wastewater flow is approximately 0.077 million gallons per day (53 gallons per minute). During recent storm events, both the wastewater conveyance and treatment systems within Sewer Maintenance District No. 1 experienced hydraulic overloading. The Highway 49 Trunk Sewer Capacity Study for the Ridgeview Office Complex was completed by Eco-Logic Engineering which validated that the Highway 49 Trunk Sewer exhibits surcharging conditions in various sections during a 10-year storm under existing conditions. This project's additional flow will exacerbate a stressed wastewater system which currently exhibits capacity issues during peak wet weather storm events and could result in a potentially significant impacts unless mitigated.

The project proposes to convey its wastewater to an existing manhole (AC7-04) within Bowman Road. A Sewer Capacity Study was prepared by TLA Engineering & Planning, Inc. This study concludes that flows from this project will impact the Auburn Ravine Lift Station (ARLS). To pump the additional flow, the lift station will need to pump

approximately 9.4 additional minutes during the peak wastewater flow event. There is insufficient pumping capacity. Therefore this project's impact to the lift station is significant unless mitigated.

Three pipes are identified in the Sewer Capacity Study as surcharged. The first is a 6-inch section in Channel Hill Road (AC7-02 to AC6-28). The other two pipes are prior to the Auburn Ravine Lift Station (AA6-01 to ARLS).

During recent winters, several areas have been noted as approaching maximum capacity during heavy rainfall events. These capacity issues are being analyzed, quantified and a capital improvement program implemented. The District is embarking on major studies of the treatment plant and collection system truck line capacities. At the same time, the District is attempting to reduce wet-weather flows by aggressively pursuing inflow and infiltration repairs on the publicly owned portion of the system.

The proposed project's impacts associated with sewer capacity, facilities and treatment requirements will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2,6:

MM XVI.1 The project, estimated at 57.6 equivalent dwelling units, will need to reduce the total peak flow in the wastewater collection and treatment system in the amount of 0.077 million gallons per day (53 gallons per minute) in order to create sufficient capacity for this project. This mitigation measure, if implemented with the Auburn Ravine Sewer Shed, will serve to achieve the 0.077 million gallons per day reduction in peak wet Inflow and Infiltration at the Waste Water Treatment Plant, the Trunkline, and at the Auburn Ravine Lift Station.

The applicant shall implement an off-site mitigation program to offset the project's increase in peak wet weather flow from their project. The off-site mitigation program shall be coordinated and approved by the Placer County Facility Services Environmental Engineering Division. The off-site mitigation program will replace and/or rehabilitate sewer infrastructure to, in effect, create capacity within the existing system equivalent to this project's peak wet weather flows as determined by the Environmental Engineering Division.

In lieu of implementing an off-site mitigation program, the applicant may pay a fee of four thousand dollars ($4,000.00) per equivalent dwelling unit (the "in-lieu fee") prior to sewer improvement plan approval as a temporary measure pending further studies and adoption by the Board of Supervisors of a Sewer Maintenance District No. 1 mitigation fee (the "Mitigation Fee"). The In-Lieu Fee is intended as an estimate of those funds necessary to offset the project's peak wet weather flows. The Environmental Engineering Division will use this money to reduce inflow and infiltration within the existing Sewer Maintenance District No. 1 by replacement, and/or rehabilitation of existing sewer infrastructure. In the event the Board of Supervisors adopts the Mitigating Fee by December 31, 2010 and the adopted Mitigation Fee is less than the In-Lieu Fee, Developer shall be entitled to a refund of the difference if the Developer submits a request in writing by June 30, 2011.

MM XVI.2 Prior to building occupancy the project shall construct the upsizing of the section of pipe within Channel Hill Drive (AC7-02 to AC6-28).

Discussion- Item XVI-3:

The project will not result in the construction of new on-site sewage disposal systems as this project will be served by a publicly treated sewer system.

Discussion- Item XVI-4:

The project proposes additional storm drainage collection and conveyance facilities to connect to the existing storm drain system. The applicant has demonstrated through a preliminary drainage report prepared by TLA Engineering & Planning, Inc. (dated April 4, 2008) that the existing storm drain facilities are adequate to handle this project's flows and the construction of the on-site stormwater conveyance system is not expected to cause significant environmental effects. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-5:

The agencies charged with providing treated water and sewer services have indicated their requirements to serve the project. Typical project conditions of approval require submission of "Will-Serve" letters from each agency. These requirements are routine in nature and do not represent significant impacts. No mitigation measures are required.

Discussion- Item XVI-7:

The project is served by a landfill with sufficient capacity to accommodate the project's solid waste disposal needs. The solid waste for this project will be landfilled at the Western Regional Sanitary Landfill on Athens Road in western Placer County. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

☐ California Department of Fish and Game	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances	☐ U.S. Army Corp of Engineers
☒ California Department of Transportation	☐ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☒ Sierra Club
☒ California Regional Water Quality Control Board	☐

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Department, Michael Wells, Chairperson
Engineering and Surveying Department, Sarah K. Gillmore
Engineering and Surveying Department, Wastewater, Ed Wydra
Department of Public Works, Transportation
Environmental Health Services, Grant Miller
Air Pollution Control District, Yu-Shuo Chang
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Vance Kimbrell
Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature Gina Langford Date August 12, 2008
Gina Langford, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES:

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents		☒ Auburn/Bowman Community Plan
		☒ Environmental Review Ordinance
		☒ General Plan
		☒ Grading Ordinance
		☒ Land Development Manual
		☐ Land Division Ordinance
		☒ Stormwater Management Manual
		☒ Tree Ordinance
		☒ Zoning Ordinance, Community Plan
Trustee Agency Documents		☐ Department of Toxic Substances Control
		☐ _____
		☐ _____
Site-Specific Studies	Planning Department	☒ Environmental Noise Assessment
		☒ Biological Resource Assessment
		☒ Cultural Resources Pedestrian Survey
		☐ Cultural Resources Records Search
		☐ Lighting and Photometric Plan
		☐ Paleontological Survey
		☒ Tree Survey and Arborist Report
		☒ Visual Impact Analysis
		☐ Wetland Delineation
		☒ Oak Woodland Habitat Impact Assessment
		☒ Rare Plant Serveys
	Engineering & Surveying Department, Flood Control District	☐ Phasing Plan
		☒ Preliminary Grading Plan
		☒ Preliminary Geotechnical Report
		☒ Preliminary Drainage Report
		☒ Stormwater and Surface Water Quality BMP Plan
		☒ Traffic Study
		☒ Sewer Pipeline Capacity Analysis
		☐ Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐ Sewer Master Plan
		☐ Utility Plan
		☐ _____
		☐ _____
	Environmental Health Services	☐ Groundwater Contamination Report
		☐ Hydro-Geological Study
		☒ Phase I Environmental Site Assessment

		☒ Soils Screening
		☐ Preliminary Endangerment Assessment
		☐ _____
		☐ _____
	Air Pollution Control District	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission and Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☐ Health Risk Assessment
		☐ URBEMIS Model Output
		☐ _____
		☐ _____
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☐ Traffic and Circulation Plan
		☐ _____
	Mosquito Abatement District	☒ Guidelines and Standards for Vector Prevention in Proposed Developments
		☐ _____

Sept 16, 2014

Dear Gerry,

I spoke with you yesterday about the suspension of Hilltop LLC.

Here are the documents from the Sec. of States office as of yesterday.

I think it would be very odd to give an extension to an outlet that doesn't exist.

RECEIVED
SEP 16 2014
PLANNING DEPT.

Thanks,

Jamey Francis
161 Garth Ln.
Auburn
(530) 885-7442

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ATTACHMENT F

Document1

California officials going after noncompliant LLCs
Limited liability companies that have failed to file required forms or pay fees and taxes face suspension.
January 12, 2009|Cyndia Zwahlen

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California officials are on the prowl for thousands of limited liability companies that have failed to file required forms or pay fees and taxes.

Under a new state program, those LLCs face suspension if they didn't file state income returns, pay income fees owed, pay the $800 annual LLC tax or make an information filing that is required every two years.

It's the first time since state law allowed the popular business entities 15 years ago that California has taken steps to suspend noncompliant companies registered as LLCs.

Suspension means that a company loses the right to its name and its ability to sue or be represented in court, its contracts are unenforceable and it cannot legally do business in California, according to the Franchise Tax Board, the state tax agency.

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Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, September 12, 2014. Please refer to **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	HILL TOP, LLC
Entity Number:	200636210188
Date Filed:	12/28/2006
Status:	FTB SUSPENDED
Jurisdiction:	CALIFORNIA
Entity Address:	6056 SYCAMORE TERRACE
Entity City, State, Zip:	PLEASANTON CA 94566
Agent for Service of Process:	HOSSEIN F BOZORGZAD
Agent Address:	6056 SYCAMORE TERRACE
Agent City, State, Zip:	PLEASANTON CA 94566

* Indicates the information is not contained in the California Secretary of State's database.

* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to **Name Availability**.
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to **Information Requests**.
- For help with searching an entity name, refer to **Search Tips**.
- For descriptions of the various fields and status types, refer to **Field Descriptions and Status Definitions**.

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Business Search - Results

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, September 12, 2014. Please refer to **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

- *Select an entity name below to view additional information.* Results are listed alphabetically in ascending order by entity name.
- For information on checking or reserving a name, refer to **Name Availability**.
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to **Information Requests**.
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- For descriptions of the various fields and status types, refer to **Field Descriptions and Status Definitions**.

Results of search for " HILL TOP LLC " returned 22 entity records.

Entity Number	Date Filed	Status	Entity Name	Agent for Service of Process
201007810053	02/19/2010	ACTIVE	HILL TOP VENTURES, LLC	TIMOTHY J SPENCE
200432110294	11/16/2004	FTB SUSPENDED	HILL TOP VISTA LLC	ED FRALICK
201218810145	06/22/2012	ACTIVE	HILL TOP WINERY AND ESTATES LLC	C T CORPORATION SYSTEM (C0168406)
200636210188	12/28/2006	FTB SUSPENDED	HILL TOP, LLC	HOSSEIN F BOZORGZAD
198436300013	12/27/1984	ACTIVE	SAND DOLLAR-HILL TOP, A CALIFORNIA LIMITED PARTNERSHIP	RANDALL W. BLANCHARD
200809410237	04/03/2008	CANCELED	TOP OF NOB HILL, LLC	B.F. HERMAN
200623810412	08/24/2006	ACTIVE	TOP OF THE HILL GANG, LLC	JOHN W BELSHER
200810710175	04/14/2008	ACTIVE	TOP OF THE HILL PARTNERS, LLC	TELING PETERSON
201421110056	07/25/2014	ACTIVE	TOP OF THE HILL PRESS LLC	DANIEL S KREBS
200328000035	10/03/2003	CANCELED	TOP OF THE HILL PROPERTIES, L.P.	BENJAMIN S CATLIN

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Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, September 12, 2014. Please refer to **Processing Times** for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	AUBURN HOSPITALITY, LLC
Entity Number:	200724010127
Date Filed:	08/28/2007
Status:	FTB SUSPENDED
Jurisdiction:	CALIFORNIA
Entity Address:	6056 SYCAMORE TERRACE
Entity City, State, Zip:	PLEASANTON CA 94566
Agent for Service of Process:	HOSSEIN F. BOZORGZAD
Agent Address:	6056 SYCAMORE TERRACE
Agent City, State, Zip:	PLEASANTON CA 94566

* Indicates the information is not contained in the California Secretary of State's database.

* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

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Business Search - Results

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- *Select an entity name below to view additional information.* Results are listed alphabetically in ascending order by entity name.
- For information on checking or reserving a name, refer to **Name Availability.**
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to **Information Requests**.
- For help with searching an entity name, refer to **Search Tips.**
- For descriptions of the various fields and status types, refer to **Field Descriptions and Status Definitions.**

Results of search for " AUBURN HOSPITALITY LLC " returned 1 entity record.

Entity Number	Date Filed	Status	Entity Name	Agent for Service of Process
200724010127	08/28/2007	FTB SUSPENDED	**AUBURN HOSPITALITY, LLC**	HOSSEIN F. BOZORGZAD

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9-3-14

ATTN: MICHAEL JOHNSON - AGENCY DIRECTOR.

TO; PLACER COUNTY PLANNING COMMISSION/COMMUNITY DEVELOPMENT RESOURCES AGENCY.ATTN; GERRY HAAS.
CONCERNING HILL TOP CENTER, PARCELS NO.053-103-047, 053-103-048, 053-103-049.
AS A HOME OWNER IN THIS AREA FOR OVER 35 YEARS WE ARE CONCERNED THAT THIS PROJECT HAS SOME SERIOUS SAFETY ISSUES TO INCLUDE THE TRANSIANT POPULATION. THE SAFETY OF THE KIDS THAT WALK TO BOWMAN SCHOOL IS A HUGH CONCERN, THESE KIDS WILL HAVE TO CROSS THE ENTRANCE AND EXIT OF THE PARKING LOT,
THE WATER AGENCY IS PUSHING AND INSISTING ON MORE WATER CONSERVATION ON THE HOME OWNERS PART. WHAT KIND OF WATER USEAGE IS 143 UNIT HOTEL WITH A POOL, LANDSCAPING,A RESTAURANT AND COMMERCIAL BUILDINGS GOING TO HAVE? THIS SEEMS LIKE IT MIGHT PUT A BIGGER STRAIN ON OUR WATER RESOURCES. EVERYTHING I HAVE READ SAYS THAT WE WILL PROBABLY HAVE SEVERAL MORE YEARS OF DROUGHT CONDITIONS.
MOST OF THE RESIDENCE IN OUR AREA ARE SENIORS AND ARE NOT CAPABLE OF JUST PICKING UP AND MOVING AWAY FROM THIS MESS.
WE WOULD ASK THAT YOU CONSIDER A BETTER USE OF THE LAND,IT ALREADY HAS LOTS OF WILD LIFE ON IT, DEER, BIRDS RACOON, TURKEYS ETC. A PARK OR WILD LIFE LEARNING CENTER WOULD BENIFIT THE COMMUNITY, THIS HOTEL WILL BENIFIT A HANDFUL OF INVESTORS. THERE ARE ALREADY 5 OR 6 HOTELS IN THE AREA THAT ALWAYS HAVE VACANCYS!
WE HOPE THAT OUR CONCERNS ARE IMPORTANT TO THE COUNTY AND HOPE YOU RECONSIDER EXTENDING THIS CONDITIONAL USE PERMIT WITHOUT FURTHER INVIROMENTAL STUDIES AND WATER USE.STUDIES.
THANK YOU FOR YOUR TIME.

REX ADDISON
251 CLEARY DR.
AUBURN CA.95603
916 947-7617-CELL
530 823-7456 HOME

CHEC
Channel Hill Environmental Coalition, Inc.
161 Garth Lane
Auburn CA 95603
530-885-7442

August 29, 2014

Michael Johnson, AICP , Agency Director
Community Development Resource Agency
3091 County Center Drive
Auburn , CA 95603

Dear Sir;

The Channel Hill Environmental Coalition is against the request for the Hill Top Center for an extension of time for the Conditional Use Permit which was approved on September 25 2008.

The applicant has had six years to start the development of the property. This should be an adequate amount of time for anyone to start a well planned and financed project. During this time the property owner has declared bankruptcy at least three times. This is our best recall of the number of times that the notice for sale have been published in the Auburn Journal.

Things have changed in the time since the original approval. Agreements made with adjacent property owners and contained in the environmental document are no longer valid as the property has changed ownership since that time and in one case the property owner has died.. Traffic on Bowman Road has increased. New businesses such as the Vista Medical Clinic have opened.

Reliance on the previously adopted MND for an extension is a mistake.

Before an extension of time can be granted perhaps a rewrite of the environmental document should be required to reflect all the changes that have taken place in the area.

B. W. Francis, PE , President
Channel Hill Environmental Coalition

Sep. 3. 2014

Dear Sir;

I must strongly protest the request of Hoss Bozorgzad to extend Hill Top Centers use permit for an additional three years.

The dynamics of the adjacent properties have changed since 2008.

We now have a large facility, on the corner of Bowman Road and Mill Pond Road, devoted to a shelter for women and children. In the business complex, under the cliff, a medical facility adds many cars to Bowman Road.

At this point, the E.I.R for this project is hopelessly out of date.

Please deny Mr. Bozorgzad's request.

Sincerely,

Jamey Francis
161 Garth Lane
Auburn, Ca. 95603

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